



Greater Duwamish Manufacturing and Industrial Center Plan

Public Works Department
City of Seattle

April 22, 1999

Greater Duwamish Planning Committee

Rob Adamson, Georgetown Business Association

TJ Anderson, Northland Services Inc.

Jack Eckrem, Evergreen Treatment Services

Steve Elmer, Port of Seattle, Marine Division

Dan Gatchet, West Coast Trucking

Karen Guzak, Sunny Arms Artists' Cooperative

David Huchthausen, Co-Chair, Somerset Properties

Lise Kenworthy, Seattle Marine Business Coalition

Patrick McGarry, Manson Construction

Greg Moore, Rainier Cold Storage

Patti Otley, Burlington Northern Santa Fe Railroad

Mike Peringer, SODO Business Association

David Schneider, Port of Seattle, Marine Division

Jim Van der Veen, Crowley Marine Services

Bill Vivan, Co-Chair, Gull Industries

Liz Warman, The Boeing Company

Eugene Wasserman, South Park Business Association

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Office of Economic Development

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Department of Construction and Land Use

Kristian Kofoed

SeaTran

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Mark Clemens

Consultant Team

Arai/Jackson Architects and Planners, Prime Consultant

Urban Works

BST Associates

Dames and Moore

KJS Associates

During the process, the Planning Committee has also received information and/or helpful comments from the following:

Denise Andrews, Seattle Ant-Graffiti Program

Cynthia Bradshaw, King County METRO

Frank Clark, Stevedoring Services of America

Charlie Cuniff, ECOSS

Ted Cunningham, Healthy Life Chiropractic

Kim Ducote, Rubanco

Bruce Eastes, Motor Freight Services

Rich Feldman, King County Labor Council

Don Frey, Puget Sound Trucking

Dave Gering, Manufacturing Industrial Council

Richard Hallenbeck, NW Office Furniture Recycling

Chris Hansch, Paper Zone

Ron Jay, Process Heating Co.

Leonard Kolb III

Bob LeCoque, Markey Machinery Co., Inc.

Fernando Leiva, King County Metro

Tom McQuaid, Nordic Cold Storage

Rick Osterhout, Kidder-Mathews

Les Rubstello, WSDOT

Terry Seaman, Seidelhuber Iron & Bronze Works Inc.

Captain Tom Wilkinson, Port of Seattle Police

and many others

Addendum to the Greater Duwamish M & I Center Plan

The GDPC made the following changes to the 4/27/99 version of the M & I Center Plan in response to public comment.

Addendum	4/27/99 Version
JOBS & ECONOMICS	
<p>EC-2 New Definition of Industry. Adopt the GDPC's definition of industry and incorporate it into City of Seattle land use code:</p> <p>For the purpose of land use code interpretation, the intent of industrial zoning is to affirm the compatibility of infrastructure requirements, services, and regulatory support necessary to sustain industrial economic vitality and the ability to provide family wage jobs. This interpretation shall include the recognition that industrial activities are typically not compatible with office, retail, or residential uses and that incompatible uses generate pressure on property values, lease rates, and transportation corridors, increasing demand for public services and negatively impacting industry's ability to sustain its employment base. The objective of industrial zoning shall be the segregation of business activity based on compatible uses and impacts as well as utility and infrastructure requirements.</p> <p>Industrial activities shall be defined and characterized as the manufacture, assembly, storage, repair, distribution, research/development and transportation of materials, goods and finished products including <u>advanced technologies</u>, commercial fishing and resource extraction and handling. The movement of trucks, trains, ships, airplanes and nighttime as well as daytime business operations are integral to this activity. Industrial air, noise and light emissions, while within legal limits, are often greater than those found in office, retail, or residential areas.</p>	<p>EC-2 New Definition of Industry. Adopt the GDPC's definition of industry and incorporate it into City of Seattle land use code:</p> <p>For the purpose of land use code interpretation, the intent of industrial zoning is to affirm the compatibility of infrastructure requirements, services, and regulatory support necessary to sustain industrial economic vitality and the ability to provide family wage jobs. This interpretation shall include the recognition that industrial activities are typically not compatible with office, retail, or residential uses and that incompatible uses generate pressure on property values, lease rates, and transportation corridors, increasing demand for public services and negatively impacting industry's ability to sustain its employment base. The objective of industrial zoning shall be the segregation of business activity based on compatible uses and impacts as well as utility and infrastructure requirements.</p> <p>Industrial activities shall be defined and characterized as the manufacture, assembly, storage, repair, distribution, research/development and transportation of materials, goods and finished products including commercial fishing and resource extraction and handling. The movement of trucks, trains, ships, airplanes and nighttime as well as daytime business operations are integral to this activity. Industrial air, noise and light emissions, while within legal limits, are often greater than those found in office, retail, or residential areas.</p>

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<p>EC-10 Piers. Amend City codes (Land Use Code, Building Code, Seattle Fire Code). <u>To</u> the extent that the Land Use Code includes policy statements about other types of structures (housing, industry, etc.) and/or the siting of those structures and uses, <u>it</u> should also include acknowledgment that piers provide a base of operations here thereby generating jobs and export revenue for Seattle, and that Seattle competes with other West coast ports for the business piers can create. Additionally, each of these City codes, to the extent applicable, should be so indexed that all individuals seeking to find out applicable design and construction standards and the potential availability of Seattle Fire Code Alternates <u>and</u> can easily locate the pertinent regulations <u>in</u> all codes.</p>	<p>EC-10 Piers. Amend City codes (Land Use Code, Building Code, Seattle Fire Code). to the extent that the Land Use Code includes policy statements about other types of structures (housing, industry, etc.) and/or the siting of those structures and uses. It should also include acknowledgment that piers provide a base of operations here thereby generating jobs and export revenue for Seattle, and that Seattle competes with other West coast ports for the business piers can create. Additionally, each of these City codes, to the extent applicable, should be so indexed that all individuals seeking to find out applicable design and construction standards and the potential availability of Seattle Fire Code Alternates can easily locate the pertinent regulations.</p>
<p>EC-12 Consider Transfer of Development Rights OED will prepare a study exploring the feasibility of using the Transfer of Development Rights (TDR) and similar strategies as a tool to present Seattle's industrial land base, whereby commercial development rights on sites presently occupied by industry may be used on other sites.</p>	
<p>EC-1213 Create Additional Financing Tools. Seek sources of funding for land acquisition, environmental cleanup and general business financing <u>focus</u>targeted specifically at the industrial uses in the Duwamish M and I Center. <u>Potential</u> Such sources could include local sources, industrial revenue bonds, or federal sources.</p>	<p>EC-12 Create Additional Financing Tools. Seek sources of funding for land acquisition, environmental cleanup and general business financing targeted specifically at the industrial uses in the Duwamish M and I Center. Such sources could include local sources, industrial revenue bonds, or federal sources.</p>
<p>EC-14 13</p>	<p>EC-13</p>
<p>EC-15 14 Maintenance Dredging. The City shall spearhead a process (in cooperation with the Washington Department of Fisheries and Wildlife, Army Corps of Engineers, tribes, and the Department of Ecology) to obtain timely dredging permits <u>in a timely manner</u>. The inability to obtain such permits in a timely manner may force marine businesses out of the Duwamish M and I Center.</p>	<p>EC-14 Maintenance Dredging. The City shall spearhead a process (in cooperation with the Washington Department of Fisheries and Wildlife, Army Corps of Engineers, tribes, and the Department of Ecology) to obtain timely dredging permits. The inability to obtain such permits in a timely manner may force marine businesses out of the Duwamish M and I Center.</p>

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<p>EC-16 45 Regional Infrastructure Finance Plan. In cooperation with <u>representatives of the Duwamish M & I Center,</u> d Develop a regional finance plan for <u>building, maintaining, and improving</u> infrastructure, with the Duwamish M and I Center as the catalyst. The Duwamish M and I Center should get its fair share of regional tax revenue generated to fund its needed infrastructure <u>measured by its economic contribution.</u></p>	<p>EC-15 Regional Infrastructure Finance Plan. Develop a regional finance plan for infrastructure, with the Duwamish M and I Center as the catalyst. The Duwamish M and I Center should get its fair share of regional tax revenue generated to fund its needed infrastructure.</p>
<p>EC-17 46 Prepare Annual Financial Data for Distribution. On a biannual basis, the City should <u>publish</u> arrange for a short economic assessment of the M and I Center, which updates:</p> <ul style="list-style-type: none"> • The dollar value of <u>various tax revenues</u> taxes generated; and • The number and type of jobs generated. 	<p>EC-16 Prepare Annual Financial Data for Distribution. On a biannual basis, the City should arrange for a short economic assessment of the M and I Center, which updates:</p> <ul style="list-style-type: none"> • The dollar value of taxes generated; and • The number and type of jobs generated.
<p>EC-18 47</p>	<p>EC-17</p>
<p>EC-19 48</p>	<p>EC-18</p>
<p>EC-20 49</p>	<p>EC-19</p>
<p>EC-21 20</p>	<p>EC-20</p>
<p>Addendum</p>	<p>4/27/99 Draft</p>
<p>LAND USE</p>	
<p>LU-6 Criteria for Location of Public Facilities. Adopt a <u>policy</u> definition for limiting public facilities in the Duwamish M and I Center in the Comprehensive Plan and Land Use Code. In order to be a permitted public facility use, the following criteria must be met:</p> <p>A. Be industrial uses that meet the recommended M and I Center Plan definition of industry (as defined in Code Amendments and Regulatory Changes recommended actions section of this Plan) and/or contribute to the industrial environment of the Duwamish M and I Center,</p> <p>B. Demonstrate the legitimate need for the <u>proposed site and scale of development</u> size and have realistic plans for full use of the proposed facility at the time that occupancy is permitted <u>(the intention of this criterium is to support the policy to limit the location of non-industrial public facilities and is explicitly</u></p>	<p>LU-6 Criteria for Location of Public Facilities. Adopt a <u>policy</u> definition for limiting public facilities in the Duwamish M and I Center in the Comprehensive Plan and Land Use Code. In order to be a permitted public facility use, the following criteria must be met:</p> <p>A. Be industrial uses that meet the recommended M and I Center Plan definition of industry (as defined in Code Amendments and Regulatory Changes recommended actions section of this Plan) and/or contribute to the industrial environment of the Duwamish M and I Center,</p> <p>B. Demonstrate the legitimate need for the size and have realistic plans for full use of the proposed facility at the time that occupancy is permitted</p> <p>C. Not be used to provide services or meeting spaces for the general public as a significant part of the intended use,</p>

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<p>not to subvert real estate negotiations),</p> <p>C. Not be used to provide services or meeting spaces for the general public as a significant part of the intended use,</p> <p>D. Notify all property owners within the M and I Center about the proposed changes.</p>	<p>D. Notify all property owners within the M and I Center about the proposed changes.</p>
<p>LU-7 Definition of Industry. Adopt the following definition of industry as the working and referenced definition of industry and industrial uses in the City's Land Use Code and Comprehensive Plan to clarify appropriate industrial uses. Amend the Code to include the following definition:</p> <p>For the purpose of land use code interpretation, the intent of industrial zoning is to affirm the compatibility of infrastructure requirements, services, and regulatory support necessary to sustain industrial economic vitality and the ability to provide family wage jobs. This interpretation shall include the recognition that industrial activities are typically not compatible with office, retail, or residential uses and that incompatible uses generate pressure on property values, lease rates, and transportation corridors, increasing demand for public services and negatively impacting industry's ability to sustain its employment base. The objective of industrial zoning shall be the segregation of business activity based upon compatible uses and impacts as well as utility and infrastructure requirements.</p> <p>Industrial activities shall be defined and characterized as the manufacture, assembly, storage, repair, distribution, research/development and transportation of materials, goods, and finished products including <u>advanced technologies</u>, commercial fishing and resource extraction and handling. The movement of trucks, trains, ships, airplanes, and nighttime as well as daytime business operations are integral to this activity. Industrial air, noise, and light emission, while within legal limits, are often greater than those found in office,</p>	<p>LU-7 Definition of Industry. Adopt the following definition of industry as the working and referenced definition of industry and industrial uses in the City's Land Use Code and Comprehensive Plan to clarify appropriate industrial uses. Amend the Code to include the following definition:</p> <p>For the purpose of land use code interpretation, the intent of industrial zoning is to affirm the compatibility of infrastructure requirements, services, and regulatory support necessary to sustain industrial economic vitality and the ability to provide family wage jobs. This interpretation shall include the recognition that industrial activities are typically not compatible with office, retail, or residential uses and that incompatible uses generate pressure on property values, lease rates, and transportation corridors, increasing demand for public services and negatively impacting industry's ability to sustain its employment base. The objective of industrial zoning shall be the segregation of business activity based upon compatible uses and impacts as well as utility and infrastructure requirements.</p> <p>Industrial activities shall be defined and characterized as the manufacture, assembly, storage, repair, distribution, research/development and transportation of materials, goods, and finished products including commercial fishing and resource extraction and handling. The movement of trucks, trains, ships, airplanes, and nighttime as well as daytime business operations are integral to this activity. Industrial air, noise, and light emission, while within legal limits, are often greater than those found in office, retail, or residential areas.</p>

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retail, or residential areas.	
<p>LU-9 Definition of Research and Development. Amend the Land Use Code to adopt the following definitions for research and development as a means of determining whether the proposed use qualifies as a permitted use in IG2 and IG1 zones. No changes are proposed for the IC zones.</p> <p>Research and development uses shall be defined and characterized as any analytical or investigational process or application directly related to, or in support of, the manufacture, assembly and repair of materials, tangible and substantial goods, or finished products.</p> <p>IG1- Research and Development: Allow Research and Development uses in the IG1 zone if they meet the following definition:</p> <p>A. Meets Criteria A for IG2 zones, and one or more of the following:</p> <p>B. The Research and Development facility must be integrally related to the creation, manufacture, assembly or repair of materials, tangible goods or finished products and consistent with the definition of industry recommended in the M and I Center Plan; and/or</p> <p>C. Existing Research and Development facilities may be expanded only if they are accessory to or supportive of an industrial process based on the definition of industry recommended in the M and I Center Plan; and/or</p> <p>D. The Research and Development application incorporates or requires the use of materials, chemicals, or other substances or processes generally considered hazardous and/or incompatible with office, retail, or residential zoning, including air, noise, and light emissions; and/or</p> <p>E. The use would be permitted outright in buildings greater than 125,000 square feet in size which were existing as of January 1, 1998, with the stipulation that all operations must take place within the existing building and the existing structure cannot be expanded beyond current size or floor area</p>	<p>LU-9 Definition of Research and Development. Amend the Land Use Code to adopt the following definitions for research and development as a means of determining whether the proposed use qualifies as a permitted use in IG2 and IG1 zones. No changes are proposed for the IC zones.</p> <p>Research and development uses shall be defined and characterized as any analytical or investigational process or application directly related to, or in support of, the manufacture, assembly and repair of materials, tangible and substantial goods, or finished products.</p> <p>IG1- Research and Development: Allow Research and Development uses in the IG1 zone if they meet the following definition:</p> <p>A. Meets Criteria A for IG2 zones, and one or more of the following:</p> <p>B. The Research and Development facility must be integrally related to the creation, manufacture, assembly or repair of materials, tangible goods or finished products and consistent with the definition of industry recommended in the M and I Center Plan; and/or</p> <p>C. Existing Research and Development facilities may be expanded only if they are accessory to or supportive of an industrial process based on the definition of industry recommended in the M and I Center Plan; and/or</p> <p>D. The Research and Development application incorporates or requires the use of materials, chemicals, or other substances or processes generally considered hazardous and/or incompatible with office, retail, or residential zoning, including air, noise, and light emissions; and/or</p> <p>E. The use would be permitted outright in buildings greater than 125,000 square feet in size which were existing as of January 1, 1998, with the stipulation that all operations must take place within the existing building and the existing structure cannot be expanded beyond current size or floor area</p>

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<p>ratio.</p> <p>IG2- Research and Development: Allow Research and Development uses in the IG2 zone if they meet the following definition of Research and Development:</p> <p>A. "Research and Development uses shall be defined and characterized as any analytical or investigational process or application directly related to, or in support of, the manufacture, assembly and repair of materials, tangible and substantial goods, or finished products."</p>	<p>ratio.</p> <p>IG2- Research and Development: Allow Research and Development uses in the IG2 zone if they meet the following definition of Research and Development:</p> <p>A. "Research and Development uses shall be defined and characterized as any analytical or investigational process or application directly related to, or in support of, the manufacture, assembly and repair of materials, tangible and substantial goods, or finished products."</p>
<p>LU-11 Changes to Permitted Uses in the Land Use Code. Amend the Land Use Code to prohibit the following uses in IG1 and IG2 zones. (Please refer to the Plan Appendices Land Use Summary Matrix at the end of this Chapter to identify in greater detail proposed changes, conditions, size of use restrictions, time limits on allowable uses, permitted accessory uses, and other commentary.)</p> <p>Proposed Additional Prohibited Uses in IG1</p> <ul style="list-style-type: none"> • Medical Services • Animal Health Uses, • Auto Sales and Rental, • Lodging, • Mortuary, • Principal Use Parking • Performance Arts Center, • Spectator Sports Facility, • Lecture/Meeting Halls • Personal Transportation Services, • Transit Vehicle Base, • Institute for Advanced Study, 	<p>LU-11 Changes to Permitted Uses in the Land Use Code. Amend the Land Use Code to prohibit the following uses in IG1 and IG2 zones. (Please refer to the Plan Appendices Land Use Summary Matrix at the end of this Chapter to identify in greater detail proposed changes, conditions, size of use restrictions, time limits on allowable uses, permitted accessory uses, and other commentary.)</p> <p>Proposed Additional Prohibited Uses in IG1</p> <ul style="list-style-type: none"> • Medical Services • Animal Health Uses, • Auto Sales and Rental, • Lodging, • Mortuary, • Principal Use Parking • Performance Arts Center, • Spectator Sports Facility, • Lecture/Meeting Halls • Personal Transportation Services, • Transit Vehicle Base, • Institute for Advanced Study,

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<ul style="list-style-type: none"> • Private Clubs <u>except union halls,</u> • Museums <u>except in historic buildings,</u> • Primary and Secondary Schools, • Community Center • Community Club, • Hospitals, • Religious Facilities, • Universities, • Park and Pool Lots, • Motion Picture Theaters • Parking structures as principal use. <p>Proposed Additional Prohibited Uses in IG2</p> <ul style="list-style-type: none"> • Animal Health Uses, • Auto Sales and Rental, • Lodging, • Mortuary, • Performance Arts Center, • Spectator Sports Facility <u>if applied for after June 23, 1999,</u> • Motion Picture Theater, • Personal Transportation Services, • Transit Vehicle Base, • Institute for Advanced Study, • Private Clubs <u>except in union halls,</u> • Museums <u>except in historic buildings,</u> • Primary and Secondary Schools, • Colleges, • Community Center, • Community Club, 	<ul style="list-style-type: none"> • Private Clubs, • Museums, • Primary and Secondary Schools, • Community Center • Community Club, • Hospitals, • Religious Facilities, • Universities, • Park and Pool Lots, • Motion Picture Theaters • Parking structures as principal use. <p>Proposed Additional Prohibited Uses in IG2</p> <ul style="list-style-type: none"> • Animal Health Uses, • Auto Sales and Rental, • Lodging, • Mortuary, • Performance Arts Center, • Spectator Sports Facility, • Motion Picture Theater, • Personal Transportation Services, • Transit Vehicle Base, • Institute for Advanced Study, • Private Clubs, • Museums, • Primary and Secondary Schools, • Colleges, • Community Center, • Community Club,

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<ul style="list-style-type: none"> • Hospitals, • Universities, • Parking structures. <p><u>Items needing further study before a recommendation is made:</u> IG1 Principal use parking around the new stadium.</p>	<ul style="list-style-type: none"> • Hospitals, • Universities, • Parking structures.
<p>LU-12 Size of Use Restrictions in the Duwamish M and I Center. Amend the Land Use Code to adopt the following size of use amendments in IG1 and IG2 zones. The size restrictions apply to rentable building space, not building footprint.</p> <p>Size of Use Restrictions in IG1</p> <ul style="list-style-type: none"> • Commercial uses including retail, service, and office not integral to an allowed use is restricted to <u>25,000</u> 40,000 square feet (sf) in size, • Fast food and restaurants limited to 5,000 sf., • Taverns limited to 2,000 sf., • Brewpubs limited to 2,000 sf for the pub portion of the use. <p>Size of Use Restrictions in IG2</p> <ul style="list-style-type: none"> • Commercial uses including retail, service, and office not integral to an allowed use is restricted to <u>50,000</u> 20,000 sf., • Taverns limited to 2,000 sf., • Lecture/Meeting Halls limited to 5,000 sf., and • Unlimited office allowed in buildings larger than 125,000 sf. existing as of January 1998. 	<p>LU-12 Size of Use Restrictions in the Duwamish M and I Center. Amend the Land Use Code to adopt the following size of use amendments in IG1 and IG2 zones. The size restrictions apply to rentable building space, not building footprint.</p> <p>Size of Use Restrictions in IG1</p> <ul style="list-style-type: none"> • Commercial uses including retail, service, and office not integral to an allowed use is restricted to 10,000 square feet (sf) in size, • Fast food and restaurants limited to 5,000 sf., • Taverns limited to 2,000 sf., • Brewpubs limited to 2,000 sf for the pub portion of the use. <p>Size of Use Restrictions in IG2</p> <ul style="list-style-type: none"> • Commercial uses including retail, service, and office not integral to an allowed use is restricted to 20,000 sf., • Taverns limited to 2,000 sf., • Lecture/Meeting Halls limited to 5,000 sf., and • Unlimited office allowed in buildings larger than 125,000 sf. existing as of January 1998.
<p><u>LU-18 Consider an Amendment to the Shoreline Master Program</u></p> <p><u>Consider extending the water-dependency requirements beyond the current 200' shoreline jurisdiction on the Duwamish waterway in the areas north of South Park.</u></p>	

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LU-19 48	LU-18	
<p>LU-20 49 First Avenue South Area Rezone. Adopt a rezone from IG2 to a modified IC Zone for the 1st Ave. S. Area bounded by First Ave. S., Railroad Ave. S., Western Ave., S. Royal Brougham, Utah Ave. S., S. Massachusetts St., Occidental Ave. S., and S. Atlantic St. as shown on Figure 3-3. <u>(The boundary of the First Avenue South Area Rezone should be evaluated for potential expansion after construction of the two new stadiums and both phases of SR519 are completed and their cumulative impacts can be analyzed.)</u> Use the 3.0 Floor-to-Area-Ratio and keep the existing 85-foot height limit. Maintain the M and I Center Boundaries; do not change Downtown Urban Center Boundaries. Keep the currently permitted and prohibited uses in the IC Zone except for the following:</p>	<p>LU-19 First Avenue South Area Rezone. Adopt a rezone from IG2 to a modified IC Zone for the 1st Ave. S. Area bounded by First Ave. S., Railroad Ave. S., Western Ave., S. Royal Brougham, Utah Ave. S., S. Massachusetts St., Occidental Ave. S., and S. Atlantic St. as shown on Figure 3-3 Use the 3.0 Floor-to-Area-Ratio and keep the existing 85-foot height limit. Maintain the M and I Center Boundaries; do not change Downtown Urban Center Boundaries. Keep the currently permitted and prohibited uses in the IC Zone except for the following:</p>	
<p>LU-21 20 Georgetown- Seattle Design/Gift Center. <u>Consider after further analysis.</u> Change zoning in the area around the Seattle Design Center, Seattle Gift Center and Northwest Industrial Park from C1 and IG2 to IC.</p>	<p>LU-20 Georgetown- Seattle Design/Gift Center. Change zoning in the area around the Seattle Design Center, Seattle Gift Center and Northwest Industrial Park from C1 and IG2 to IC.</p>	
<p>LU-21 Zoning Name Change. Amend the Land Use Code to rename the IB zone as Light Industry (LI). No other changes with respect to permitted uses, development regulations, or other code considerations are recommended.</p>	<p>LU-21 Zoning Name Change. Amend the Land Use Code to rename the IB zone as Light Industry (LI). No other changes with respect to permitted uses, development regulations, or other code considerations are recommended.</p>	
Addendum		4/27/99 Draft
TRANSPORTATION		
<p>TP-30 Traffic Management in Transitional Residential / Industrial Areas Implement traffic management measures in transitional residential/ industrial areas, and through improvements identified in truck circulation and local access to regional facilities, truck impacts would be significantly minimized in residential areas (Reference Code: G-12) Improve the safety and minimize truck impacts in residential areas immediately adjacent to industrial districts through traffic management treatments at the following locations:</p>	<p>TP-30 Traffic Management in Transitional Residential / Industrial Areas Implement traffic management measures in transitional residential/ industrial areas, and through improvements identified in truck circulation and local access to regional facilities, truck impacts would be significantly minimized in residential areas (Reference Code: G-12) Improve the safety and minimize truck impacts in residential areas immediately adjacent to industrial districts through traffic management treatments at the following locations:</p>	

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TRANSPORTATION

- 8th Avenue S, north of Director Street to Cloverdale
- 8th Avenue S/9th Avenue S, south of Cloverdale Street to SR 99
- ~~Modify S Corson Avenue between S Michigan Street and E Marginal Way to provide buffer zone between the roadway and the residential neighborhood.~~

- 8th Avenue S, north of Director Street to Cloverdale
- 8th Avenue S/9th Avenue S, south of Cloverdale Street to SR 99
- Modify S Corson Avenue between S Michigan Street and E Marginal Way to provide buffer zone between the roadway and the residential neighborhood.

ENVIRONMENTAL REMEDIATION

ER-5 Salmon Habitat

The City and Port of Seattle should work together to return Puget Creek, which opens into the estuary from publicly owned land in the vicinity of Terminal 107 and which presently runs into the Renton Sewer, to a more natural course for the purpose of enhancing the salmon habitat.

OTHER RECOMMENDATIONS

The Greater Duwamish Planning Committee should proceed, as previously voted, to incorporate as a non-profit and steward the implementation of the M&I Center Plan.